

004.0

Map

0005

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 993,100 /

USE VALUE: 993,100 /

ASSESSed: 993,100 /

Total Card /

Total Parcel

993,100

993,100

993,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106	-108	VARNUM ST, ARLINGTON

OWNERSHIP

Owner 1:	GILLER DAVID J			
Owner 2:				
Owner 3:				
Street 1:	PO BOX 64			
Street 2:				
Twn/City:	CANTON			
St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02021	Type:		

PREVIOUS OWNER

Owner 1:	SABATINO ROSE/ LIFE ESTATE -			
Owner 2:	-			
Street 1:	238 WASHINGTON STREET			
Twn/City:	WINCHESTER			
St/Prov:	MA	Cntry		
Postal:	01890			

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2913 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5097		Sq. Ft.	Site		0	80.	1.12	1									458,326						458,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5097.000	534,800		458,300	993,100
Total Card	0.117	534,800		458,300	993,100
Total Parcel	0.117	534,800		458,300	993,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	340.98	/Parcel:	340.98

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	534,800	0	5,097.	458,300	993,100		Year end	12/23/2021
2021	104	FV	510,300	0	5,097.	458,300	968,600		Year End Roll	12/10/2020
2020	104	FV	510,400	0	5,097.	458,300	968,700	968,700	Year End Roll	12/18/2019
2019	104	FV	419,400	0	5,097.	487,000	906,400	906,400	Year End Roll	1/3/2019
2018	104	FV	419,400	0	5,097.	355,200	774,600	774,600	Year End Roll	12/20/2017
2017	104	FV	369,500	0	5,097.	309,400	678,900	678,900	Year End Roll	1/3/2017
2016	104	FV	369,500	0	5,097.	263,500	633,000	633,000	Year End	1/4/2016
2015	104	FV	328,800	0	5,097.	257,800	586,600	586,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SABATINO ROSE/	69709-391		8/1/2017		935,000	No	No		
SABATINO ROSE,	58869-393		4/11/2012	Convenience		1	No	No	
	10546-463		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2015	1660	Manual	2,252					
6/15/2005	491	Re-Roof	9,831					
9/26/2003	831	Siding	17,500				REPL W/ VINYL SIDI	
10/7/1999	703	Wood Dec	2,000				DECK	
8/20/1999	543	Alterati	7,500				REMODEL 3RD FLOOR	

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
1/27/2009	Meas/Inspect	189	PATRIOT
8/25/2005	Inspected	BR	B Rossignol
3/10/2004	External Ins	BR	B Rossignol
1/26/2000	Inspected	264	PATRIOT
1/14/2000	Missed Appt.	263	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
8/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA

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